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**NOTICE OF FILING OF DEDICATORY INSTRUMENTS  
FOR  
VERSAILLES HOMEOWNERS ASSOCIATION**

STATE OF TEXAS

§

**KNOW ALL MEN BY THESE PRESENTS:**

COUNTY OF DALLAS

§

§

**THIS NOTICE OF DEDICATORY INSTRUMENTS FOR** *Versailles Homeowners Association* (this "Notice") is made this 16<sup>th</sup> day of April, 2002, by *Versailles Homeowners Association* (the "Association").

**WITNESSETH:**

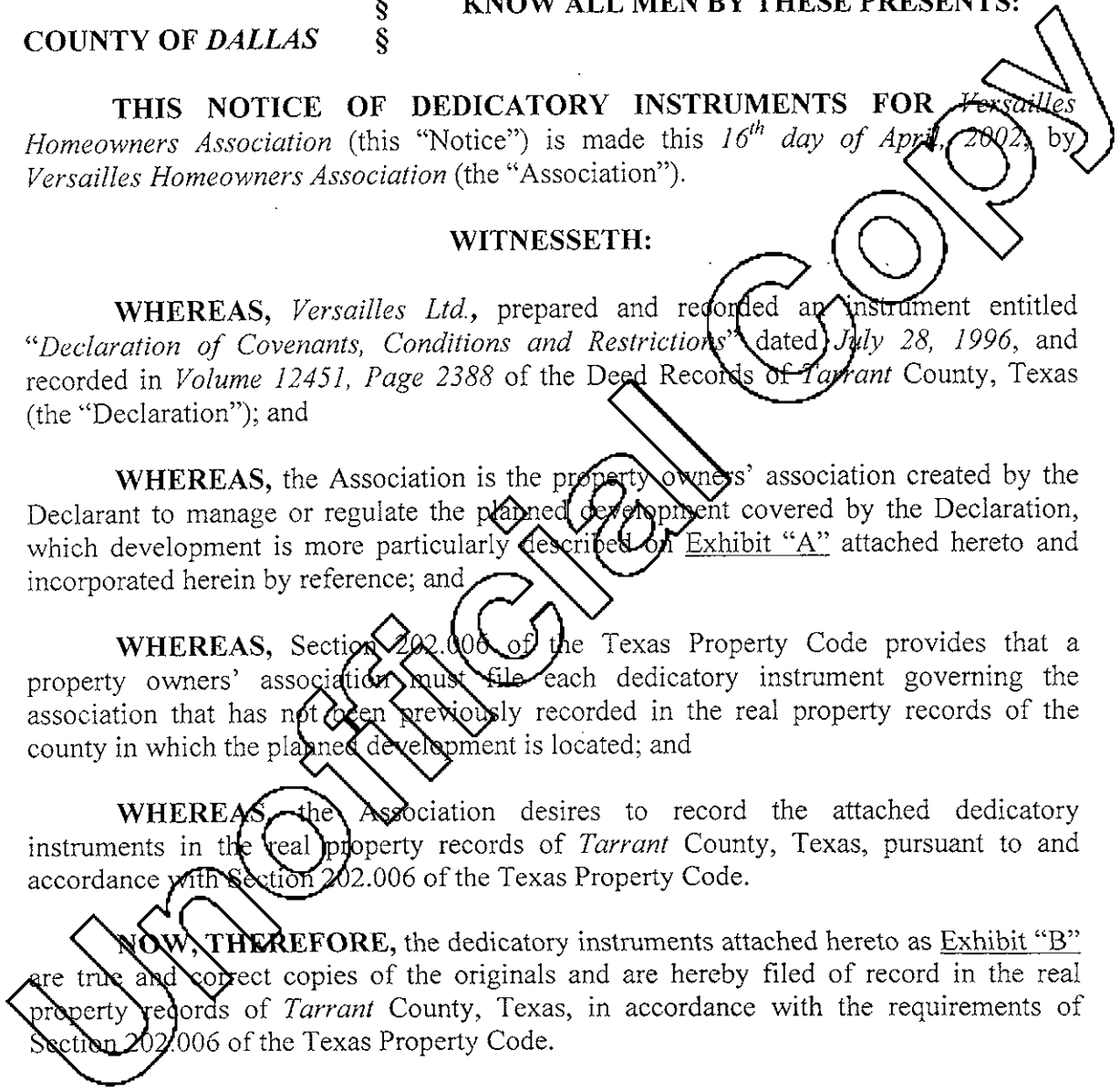
**WHEREAS,** *Versailles Ltd.*, prepared and recorded an instrument entitled "*Declaration of Covenants, Conditions and Restrictions*" dated July 28, 1996, and recorded in *Volume 12451, Page 2388* of the Deed Records of *Tarrant County, Texas* (the "Declaration"); and

**WHEREAS,** the Association is the property owners' association created by the Declarant to manage or regulate the planned development covered by the Declaration, which development is more particularly described on Exhibit "A" attached hereto and incorporated herein by reference; and

**WHEREAS,** Section 202.006 of the Texas Property Code provides that a property owners' association must file each dedicatory instrument governing the association that has not been previously recorded in the real property records of the county in which the planned development is located; and

**WHEREAS,** the Association desires to record the attached dedicatory instruments in the real property records of *Tarrant County, Texas*, pursuant to and accordance with Section 202.006 of the Texas Property Code.

**NOW, THEREFORE,** the dedicatory instruments attached hereto as Exhibit "B" are true and correct copies of the originals and are hereby filed of record in the real property records of *Tarrant County, Texas*, in accordance with the requirements of Section 202.006 of the Texas Property Code.



IN WITNESS WHEREOF, the Association has caused this Notice to be executed by its duly authorized agent as of the date first above written.

**ASSOCIATION:**

**Versailles Homeowners Association, a Texas corporation**

By: Ed Adams  
Its: President

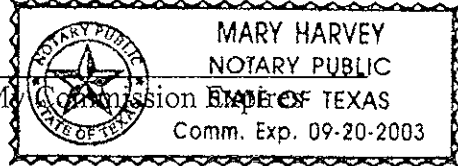
**ACKNOWLEDGMENT**

STATE OF TEXAS       §  
                                  §  
COUNTY OF Tarrant   §

BEFORE ME, the undersigned authority, on this day personally appeared Ed Adams, President of Versailles Homeowners Association known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that (s)he executed the same for the purposes and consideration therein expressed on behalf of said corporation.

SUBSCRIBED AND SWORN TO BEFORE ME on this 16<sup>th</sup> day of April, 2002.

Mary Harvey  
Notary Public  
State of Texas



Unofficial Copy

**THIRD AMENDMENT TO DECLARATION  
OF  
COVENANTS, CONDITIONS AND RESTRICTIONS  
FOR  
VERSAILLES ADDITION  
TO THE CITY OF SOUTHLAKE, TARRANT COUNTY, TEXAS**

COUNTY OF TARRANT    )  
  )  
STATE OF TEXAS        )  
  )    KNOW ALL MEN BY THESE PRESENTS:

This THIRD AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR VERSAILLES, an addition to the City of Southlake, Tarrant County, ("Third Amendment") is made and approved to be effective as of the last date appearing in the signature blocks at the end of this instrument and on Exhibit "B" attached hereto, by the signatories hereto.

WHEREAS, Versailles, Ltd. A Texas limited partnership, is the Declarant under that certain Declaration of Covenants, Conditions and Restrictions for Versailles, an addition to the City of Southlake, Tarrant County, Texas (the "Declaration") dated July 28, 1996, recorded under County Clerk's File No. D196145237 in the Real Property Records of Tarrant County, Texas affecting certain real property more particularly described in the Declaration and incorporated herein by reference for all purposes ("Versailles I & II"); and

WHEREAS, the Declarant has heretofore prepared and filed that certain First Amendment to Declaration of Covenants, Conditions and Restrictions for Versailles Addition dated effective November 24, 1997, and recorded in the Deed Records of Tarrant County, Texas (the "First Amendment"); and

WHEREAS, the Declarant has heretofore prepared and filed that certain Second Amendment to Declaration of Covenants, Conditions and Restrictions for Versailles Addition dated effective February 28, 2000, and recorded in the Deed Records of Tarrant County, Texas (the "Second Amendment"); and

WHEREAS, Section 8.5(a) of the Declaration provides for amendment or modification of the Declaration upon express written consent of at least sixty-six and two thirds percent (66 2/3%) of the outstanding votes held by Members at a meeting at which a quorum is present.

WHEREAS, the parties whose signatures appear at the end of this instrument and on the consent attached as Exhibit "B" include owners and members of the Association entitled to cast in excess of 66 2/3rd's of the outstanding votes held by Members at the Versailles Homeowners Association meeting held on October 4, 2001.

WHEREAS, the signatories hereto, in their capacity as Declarant and/or owners and members of the Association, desire to amend the Declaration.

NOW THEREFORE, effective as of the last date reflected in the signature blocks below, the parties hereto hereby amend and supplement the Declaration as follows:

WHEREAS, Versailles Homeowners Association, Inc. hereby agrees to pay for all repairs to the sidewalk on the east side of the property located at 710 Lorraine Drive, as shown on Exhibit "A", for as long as title to the property is held by Robert B. and Margaret E. Sympson. Upon transfer of ownership of the property located at 710 Lorraine Drive, the new homeowner will assume all maintenance and/or repairs associated with the sidewalk.

EXECUTED on the day and year appearing in the signature blocks below

DECLARANT (VERSAILLES I & II):

VERSAILLES, LTD.,  
A Texas limited partnership

By: D.D. Partners, Inc.  
General Partner

By: John F. Dickerson  
John F. Dickerson  
President

DATE OF EXECUTION: 3/27/02

DECLARANT (VERSAILLES III):

VERSAILLES III, LTD.,  
A Texas limited partnership

By: Dickerson Operating, Inc.  
General Partner

By: John F. Dickerson  
John F. Dickerson  
President

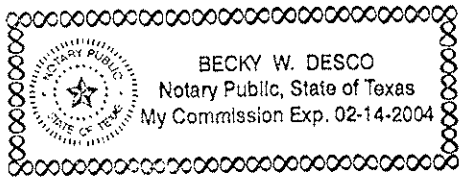
DATE OF EXECUTION: 3/27/02

STATE OF TEXAS ) (

COUNTY OF DALLAS ) (

This instrument was acknowledged before me on the 27<sup>th</sup> day of March, 2002 by John F. Dickerson, President of D.D. Partners, Inc., General Partner on behalf of Versailles, Ltd. a Texas limited partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 27<sup>th</sup> day of March, 2002.



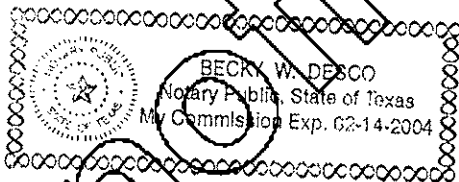
Becky W. Desco  
Notary Public

STATE OF TEXAS ) (

COUNTY OF DALLAS ) (

This instrument was acknowledged before me on the 27<sup>th</sup> day of March, 2002 by John F. Dickerson, President of Dickerson Operating, Inc., General Partner on behalf of Versailles III, Ltd. a Texas limited partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 27<sup>th</sup> day of March, 2002.



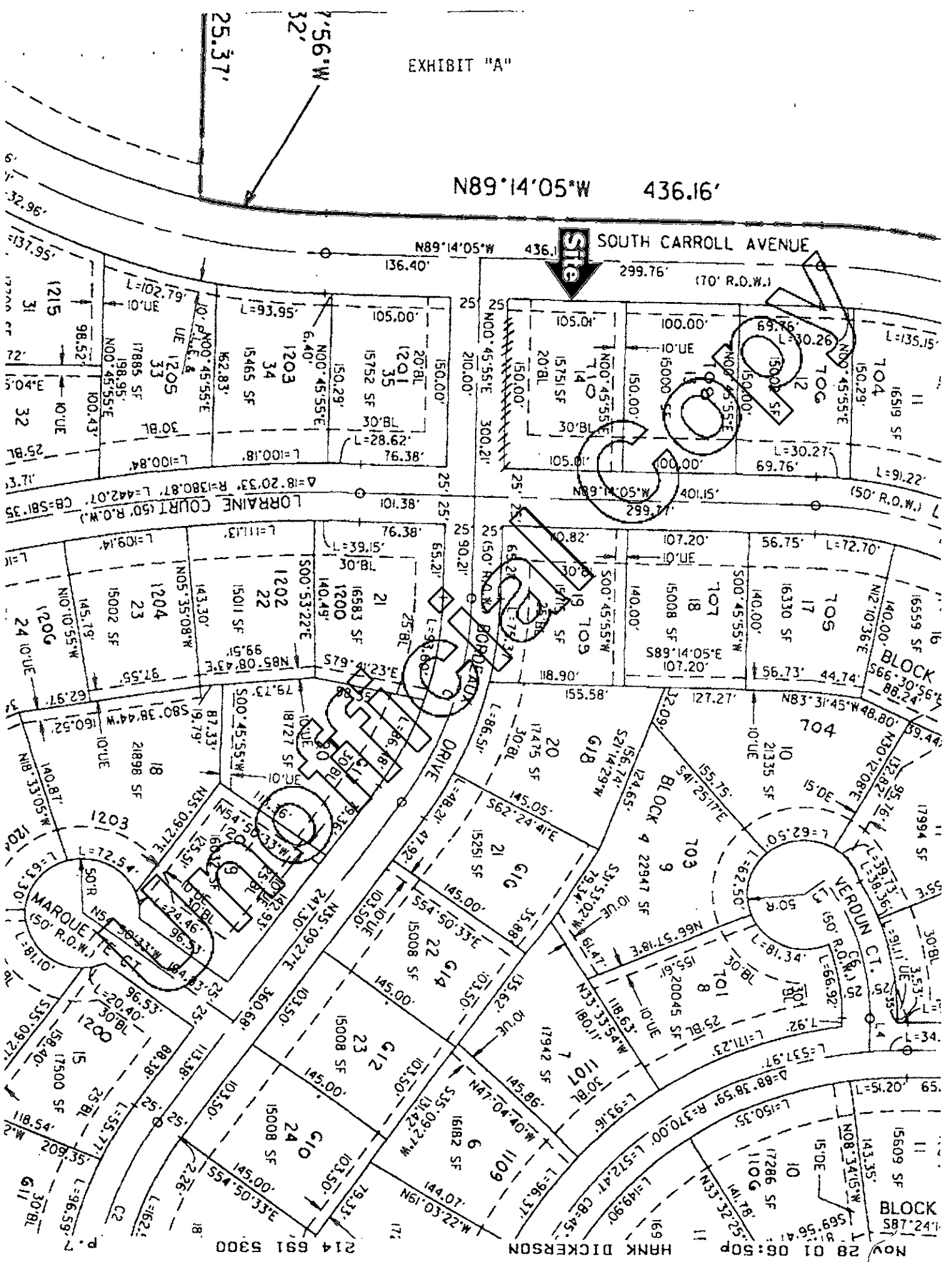
Becky W. Desco  
Notary Public

UNOFFICIAL COPY

EXHIBIT "A"

N89°14'05"W 436.16'

SOUTH CARROLL AVENUE



WATERLOO DRIVE

BLOCK

VERDUN CT.

HANK DICKERSON

BLOCK

NOV 28 01 06:50P

EXHIBIT "B"

WRITTEN CONSENT AND VOTE OF  
LOT OWNERS

We, the undersigned owners of lots in Versailles Addition execute this consent to register our vote in approval of the attached amendment to the property covered by the Declaration of Covenants, Conditions and Restrictions for Versailles Addition, an addition to the City of Southlake, Tarrant County, Texas.

1. *Patricia B. Reinke*  
Signature  
1208 Merlot Dr.  
Street Address  
12/17/01  
Date of Execution

Bonnie Reinke  
Printed Name  
  
Lot & Block

2. *Jennifer L. Dealy*  
Signature  
702 Verdun Ct.  
Street Address  
12/17/01  
Date of Execution

Jennifer L. Dealy  
Printed Name  
  
Lot & Block

3. *Ed Adams*  
Signature  
1203 Lorraine  
Street Address  
12-17-01  
Date of Execution

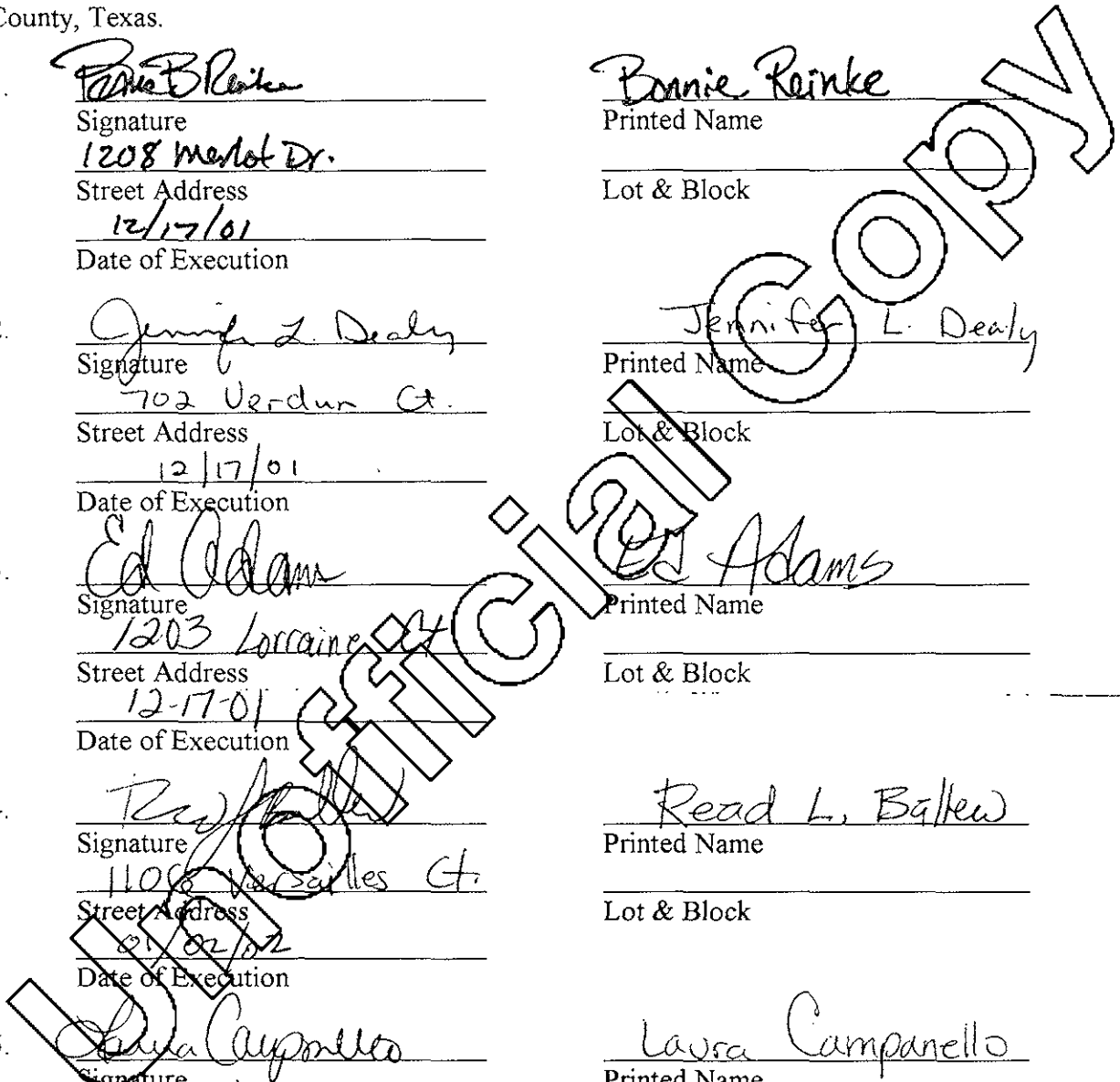
Ed Adams  
Printed Name  
  
Lot & Block

4. *Read L. Ballew*  
Signature  
1108 Versailles Ct.  
Street Address  
01/02/02  
Date of Execution

Read L. Ballew  
Printed Name  
  
Lot & Block

5. *Laura Campanello*  
Signature  
1100 Calais Dr.  
Street Address  
01/02/02  
Date of Execution

Laura Campanello  
Printed Name  
  
Lot & Block



We, the undersigned owners of lots in Versailles Addition execute this consent to register our vote in approval of the attached amendment to the property covered by the Declaration of Covenants, Conditions and Restrictions for Versailles Addition, an addition to the City of Southlake, Tarrant County, Texas.

6. Kathy H. Pecora  
Signature  
608 Bordeaux Drive.  
Street Address  
1-17-02  
Date of Execution
- Kathy Pecora  
Printed Name
- \_\_\_\_\_  
Lot & Block
7. Nadine J. Byeman  
Signature  
607 Bordeaux Drive  
Street Address  
1-17-02  
Date of Execution
- Nadine J Byeman  
Printed Name
- \_\_\_\_\_  
Lot & Block
8. Mary Bennett  
Signature  
1200 Lorraine Ct.  
Street Address  
1-17-02  
Date of Execution
- Mary Bennett  
Printed Name
- \_\_\_\_\_  
Lot & Block
9. Jill Cahill  
Signature  
612 BORDEAUX DR  
Street Address  
1-17-02  
Date of Execution
- JILL CAHILL  
Printed Name
- \_\_\_\_\_  
Lot & Block
10. Karen Roussos  
Signature  
1789 Lorraine Dr.  
Street Address  
1-17-02  
Date of Execution
- Karen Roussos  
Printed Name
- \_\_\_\_\_  
Lot & Block
11. Kathy Barr  
Signature  
1106 Fontaine Dr  
Street Address  
1-17-02  
Date of Execution
- Kathy Barr  
Printed Name
- \_\_\_\_\_  
Lot & Block



We, the undersigned owners of lots in Versailles Addition execute this consent to register our vote in approval of the attached amendment to the property covered by the Declaration of Covenants, Conditions and Restrictions for Versailles Addition, an addition to the City of Southlake, Tarrant County, Texas.

12. Rita K. Hale  
Signature  
609 Bordeaux Dr  
Street Address  
1-17-02  
Date of Execution

Rita K. Hale  
Printed Name  
  
Lot & Block

13. Pamela C. Mason  
Signature  
1104 Calais Dr.  
Street Address  
1/19/02  
Date of Execution

Pamela C. Mason  
Printed Name  
  
Lot & Block

14. Patricia Keeter  
Signature  
1204 Lorraine Ct.  
Street Address  
1/17/02  
Date of Execution

Patricia A. Keeter  
Printed Name  
  
Lot & Block

15. Patsy P. Grice  
Signature  
1118 Calais Dr.  
Street Address  
2-1-02  
Date of Execution

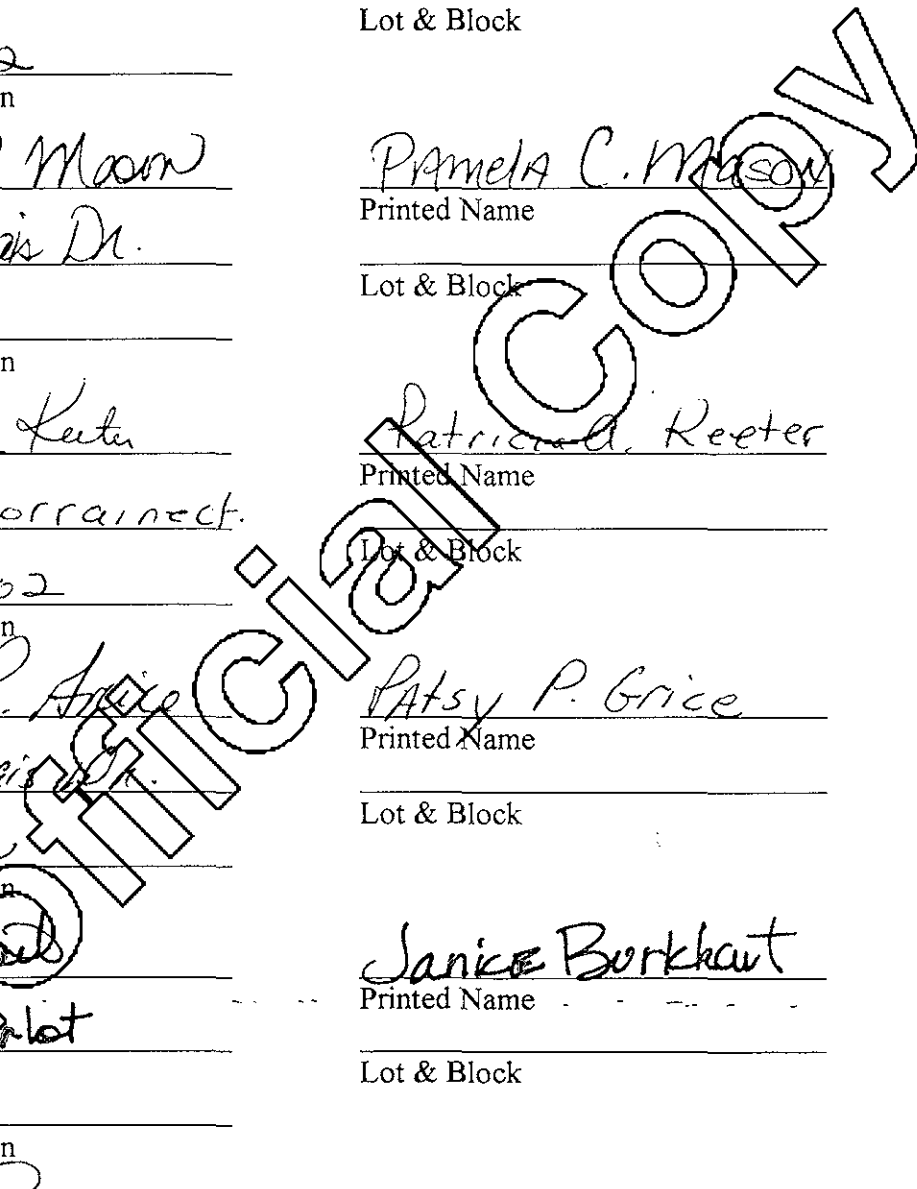
Patsy P. Grice  
Printed Name  
  
Lot & Block

16. Janice Berkhardt  
Signature  
1218 Merlot  
Street Address  
2-5-02  
Date of Execution

Janice Berkhardt  
Printed Name  
  
Lot & Block

17. PAGNIA VANG  
Signature  
1204 MARQUETTE CT  
Street Address  
2-5-02  
Date of Execution

PAGNIA VANG  
Printed Name  
  
Lot & Block



We, the undersigned owners of lots in Versailles Addition execute this consent to register our vote in approval of the attached amendment to the property covered by the Declaration of Covenants, Conditions and Restrictions for Versailles Addition, an addition to the City of Southlake, Tarrant County, Texas.

18. Jo Breetz Jo Breetz  
Signature Printed Name  
1205 Merlot Dr  
Street Address  
2-05-02  
Date of Execution

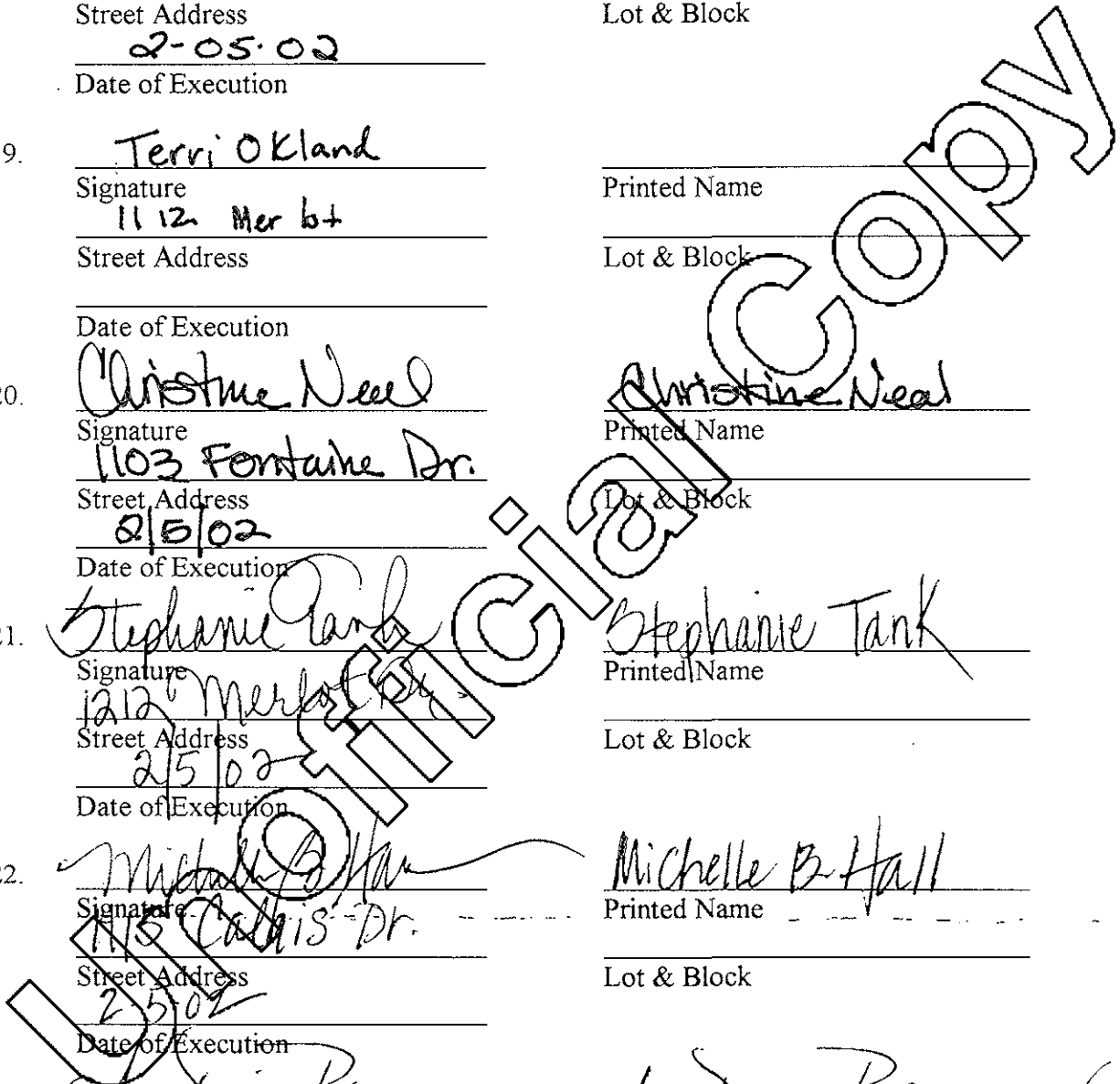
19. Terri Okland  
Signature Printed Name  
1112 Merlot  
Street Address Lot & Block  
Date of Execution

20. Christine Neal Christine Neal  
Signature Printed Name  
1103 Fontaine Dr.  
Street Address Lot & Block  
2/5/02  
Date of Execution

21. Stephanie Tank Stephanie Tank  
Signature Printed Name  
1212 Merlot Dr  
Street Address Lot & Block  
2/5/02  
Date of Execution

22. Michelle B Hall Michelle B Hall  
Signature Printed Name  
1115 Calais Dr.  
Street Address Lot & Block  
2-5-02  
Date of Execution

23. Amy Denise Prumussen Amy Denise Prumussen  
Signature Printed Name  
1110 Calais Dr.  
Street Address Lot & Block  
2-8-02  
Date of Execution



We, the undersigned owners of lots in Versailles Addition execute this consent to register our vote in approval of the attached amendment to the property covered by the Declaration of Covenants, Conditions and Restrictions for Versailles Addition, an addition to the City of Southlake, Tarrant County, Texas.

24. *Tracy Rybak*  
Signature  
1114 Calais Dr.  
Street Address  
2/8/02  
Date of Execution

Tracy Rybak  
Printed Name  
  
\_\_\_\_\_  
Lot & Block

25. *Gay N. Johnson*  
Signature  
702 Lorraine Dr  
Street Address  
2-20-02  
Date of Execution

Gay Johnson  
Printed Name  
  
\_\_\_\_\_  
Lot & Block

26. \_\_\_\_\_  
Signature  
\_\_\_\_\_  
Street Address  
\_\_\_\_\_  
Date of Execution

\_\_\_\_\_  
Printed Name  
\_\_\_\_\_  
Lot & Block

27. \_\_\_\_\_  
Signature  
\_\_\_\_\_  
Street Address  
\_\_\_\_\_  
Date of Execution

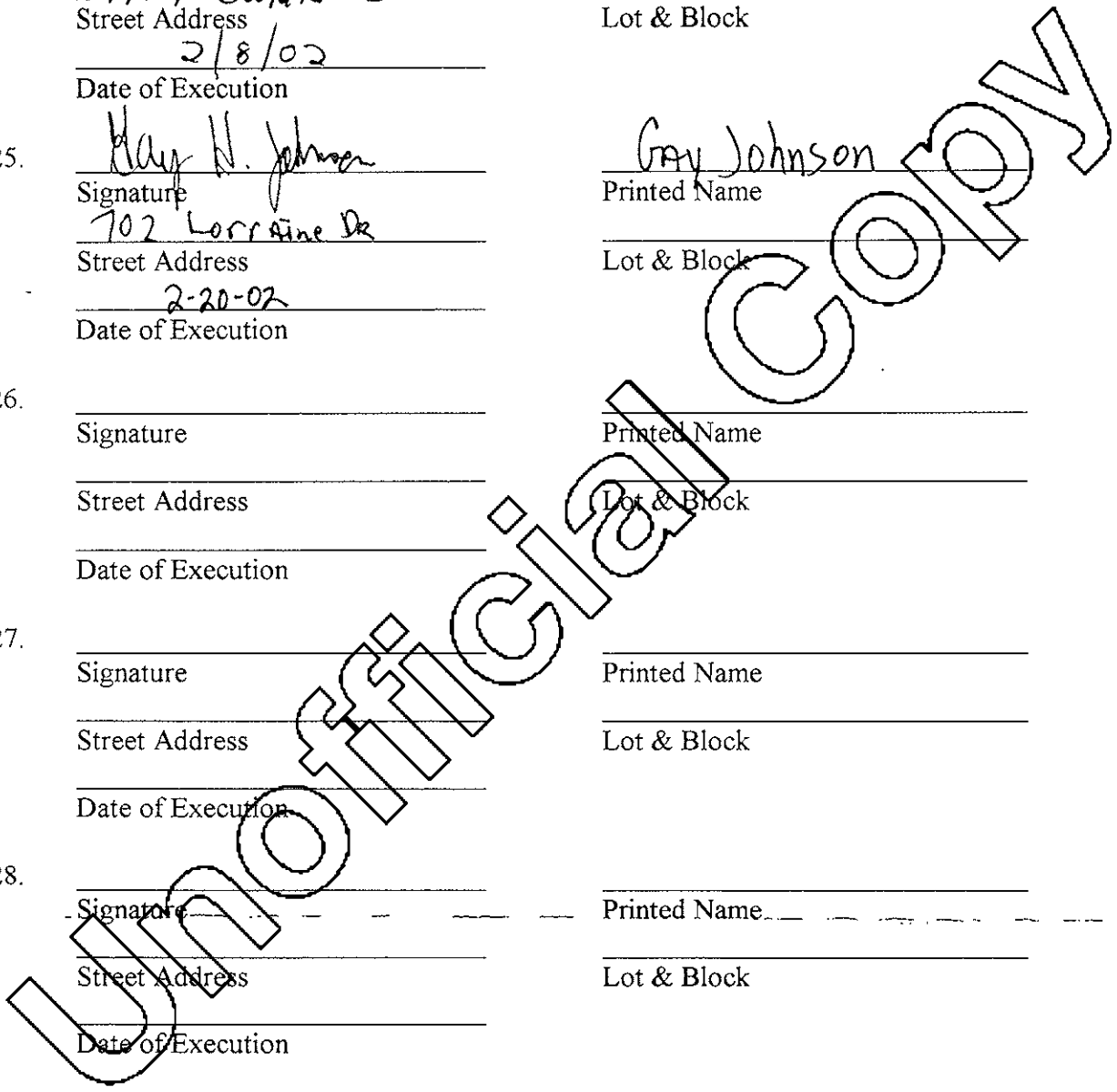
\_\_\_\_\_  
Printed Name  
\_\_\_\_\_  
Lot & Block

28. \_\_\_\_\_  
Signature  
\_\_\_\_\_  
Street Address  
\_\_\_\_\_  
Date of Execution

\_\_\_\_\_  
Printed Name  
\_\_\_\_\_  
Lot & Block

29. \_\_\_\_\_  
Signature  
\_\_\_\_\_  
Street Address  
\_\_\_\_\_  
Date of Execution

\_\_\_\_\_  
Printed Name  
\_\_\_\_\_  
Lot & Block



D202147141  
VERSAILLES HOA INV CORP  
5622 DYER STREET  
DALLAS TX 75206

-W A R N I N G--THIS IS PART OF THE OFFICIAL RECORD--D O N O T D E S T R O Y

I N D E X E D -- T A R R A N T C O U N T Y T E X A S  
S U Z A N N E H E N D E R S O N -- C O U N T Y C L E R K  
O F F I C I A L R E C E I P T

T O: VERSAILLES HOA

RECEIPT NO	REGISTER	RECD-BY	PRINTED DATE	TIME
202288068	DR92	JP	05/30/2002	12:10

	INSTRUMENT FEED	INDEXED	TIME	
1	D202147141 WD	20020530	12:10	CK 221

T O T A L : D O C U M E N T S : 01 F E E S : 29.00

B Y: \_\_\_\_\_

ANY PROVISION WHICH RESTRICTS THE SALE RENTAL OR USE  
OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE  
IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.